

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER OF A PORTION
OF PARCEL PB-1, PARCELS 8 AND 9
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That The Boston Center for the Arts Inc. be and hereby are finally designated as Redevelopers of a portion of Parcel PB-1, and Parcels 8 and 9 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments, both public and private, from lending institutions or foundations; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed Construction Schedule.

2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement or leasehold between the Authority and The Boston Center for the Arts Inc., providing for the disposition by the Authority of a portion of Disposition Parcel PB-1 and Parcels 8 and 9. Such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority, and that the execution and delivery by the Director of such Agreement to which a Certificate of this Resolution is attached shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

THE STAGING PLAN

BOSTON CENTER FOR THE ARTS

October 1970 - November 1975

Plans for the development and completion of the Boston Center for the Arts are arranged in five overlapping stages. The stages begin with the renovation of the Tremont Estates Building (449 - 553 Tremont Street) in October of 1970 and end with the completion of the entire Center by November 1975.

The five stages are outlined graphically in overlays and charts. Appendices include examples of perspective, elevation, schematic, and working drawings. Photographs are included to enable visualization of current activities and buildings in present condition. A narrative of the Center's impact on Boston on Friday February 11, 1972 is included to provide an illustration of life in the Center now.

Staging estimates do not include costs for acquisition of property from the Boston Redevelopment Authority nor is there a provision for inflation or contingencies. Such additional costs are estimated at \$400,000. The stages overlap at several points to insure that work which must be done in particular seasons can be accomplished.

Figures for work accomplished during Stage I to February 1972 are historically accurate. Monthly figures for completion of Stage I and later stages are engineering and architectural estimates made after much study. The unusually low costs accumulated during the summer months of 1971 reflect the Center's preoccupation with planning during that period.

Total Costs for all Stages : \$3,794,646

Acquisition/Contingencies : 400,000

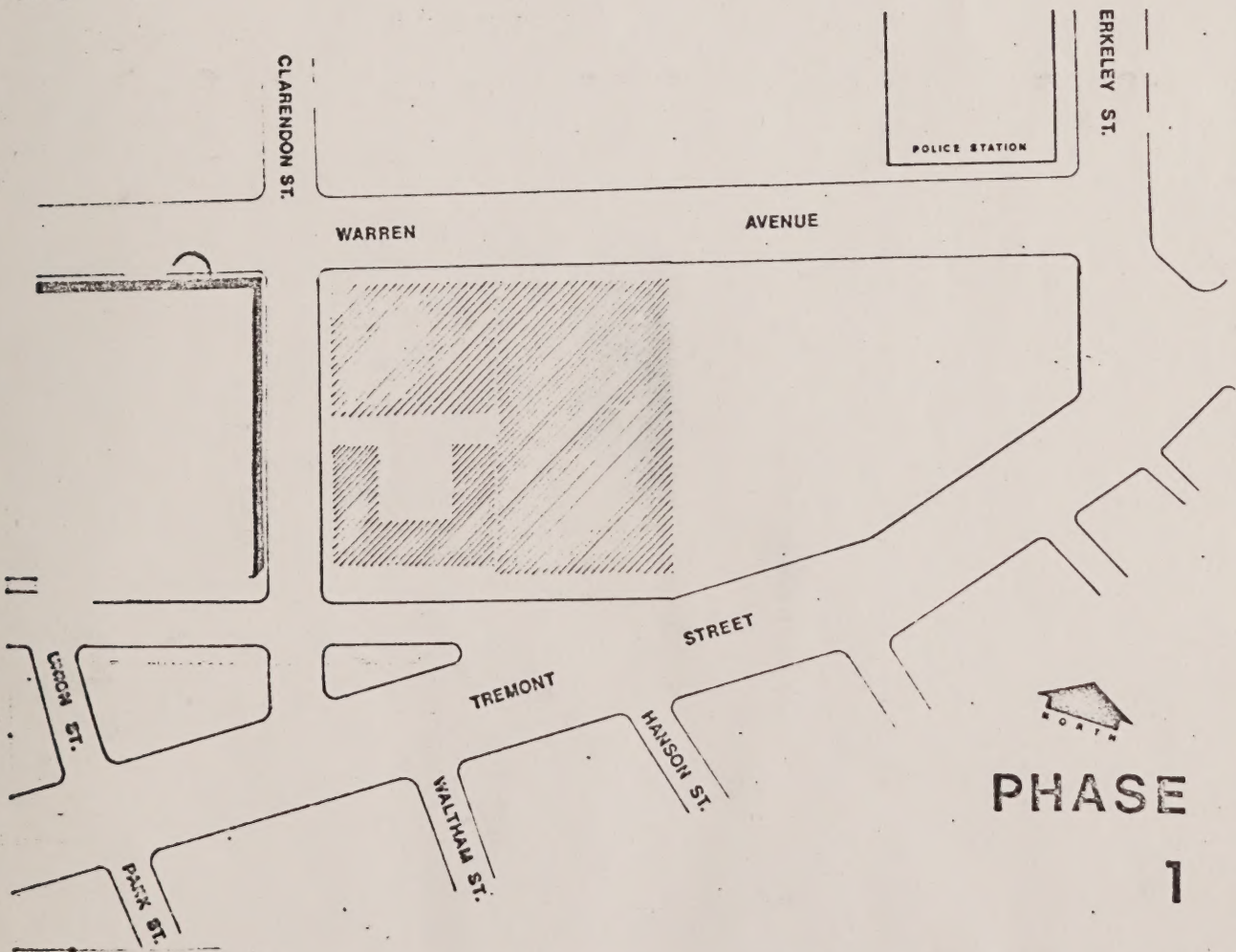
STAGE I October 1970-August 1972

This stage, which is currently underway, includes the rehabilitation of the interior of the three buildings now occupied by the Boston Center. It includes construction of about sixty studios in the Tremont Estates Building and the facilities for the Community Music Center and the Boston Ballet in the Pennock Building. It includes the planning and development for the three theatres in the lower Cyclorama as well as essential changes in the main rotunda and its ancillary exhibition facilities. Through February 1972, total Stage I expenditures have been about \$400,000. This has led to the construction of two theatres and many improvements in the main hall of the Cyclorama, the construction of more than fifty studios in the Tremont Estates Building, and the initial work on the Pennock Building. During February 1972, 13 arts groups and 45 individual artists occupied space in the Boston Center at an annual rental rate of \$70,000. Six thousand persons attended performances during the preceding month and educational programs drew five thousand participants.

Nearly all of the remaining Stage I work will be for the Pennock and Cyclorama buildings. At the end of Stage I, it is estimated that 16 groups will be in residence and more than fifty individual artists, providing the Boston Center with an annual rent of \$125,000. Performance attendance should increase by 67% and educational program participation by 20%.

Stage I Total Cost: \$1,091,196

Cyclorama: \$514,580
Tremont Estates: \$145,072
Pennock: \$431,544



STAGE I
RENEWED INSOLUBLE

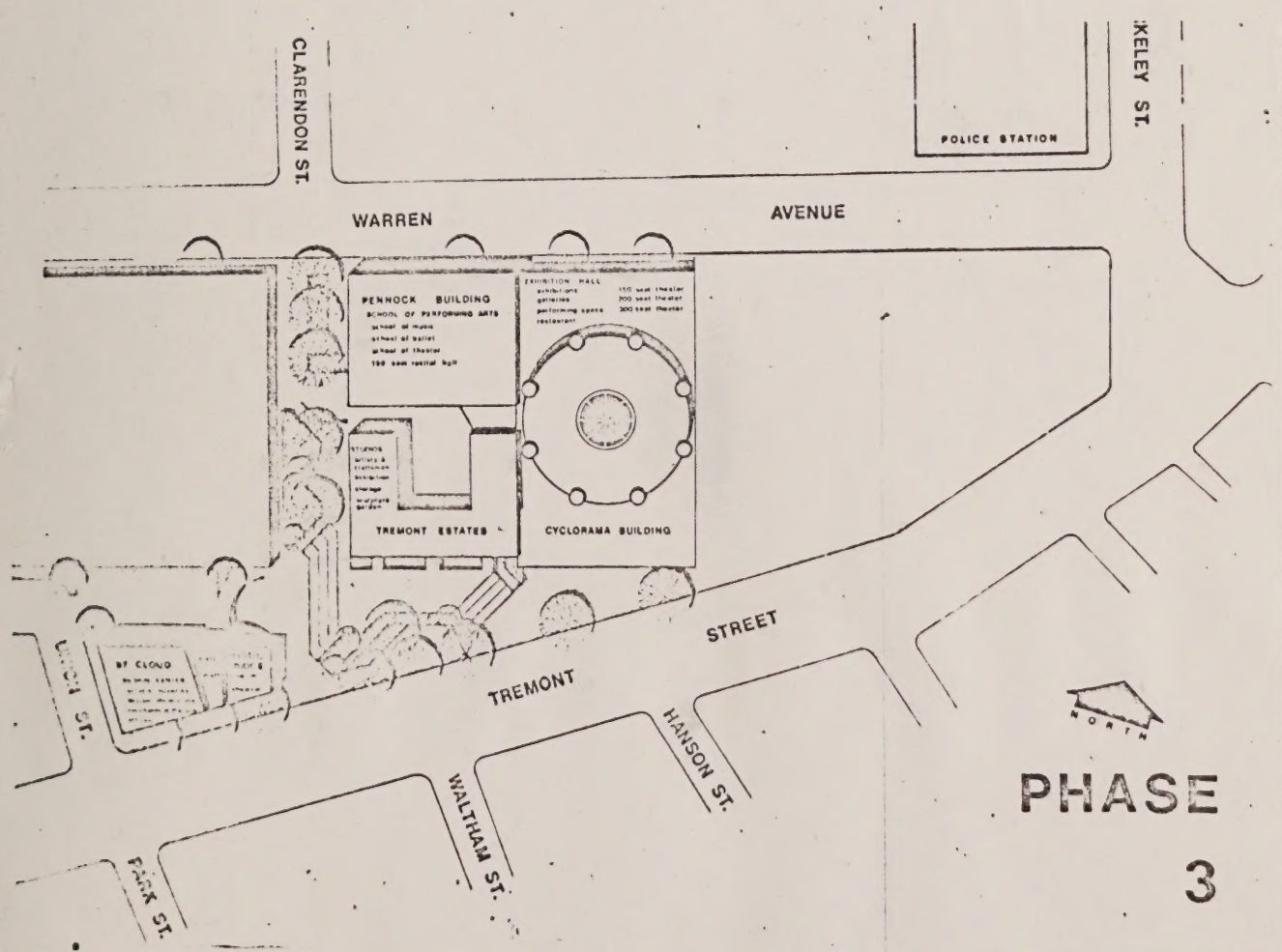
BOSTON CENTER FOR THE ARTS

STAGE III
August 1972-September 1973

Stage III includes the interior and exterior renovation of the education center at the Mystic Bridge Building on 577 Tremont Street and the interior and exterior renovation of the St. Cloud Building at 561 Tremont Street. In addition, the Arts Center Plaza including a performance shell and landscaping will be completed. Planting has been agreed upon and will be provided by the Arnold Arboretum.

80% occupancy of the upper floors of the Mystic Bridge Building will bring 5,000 more participants and an annual rental of \$14,000. The drop-in reception center is expected to increase other resident groups' school program and performance clientele by at least 25%. The St. Cloud Building will provide space for services catering to the arts, and 80% occupancy will bring \$54,000. annual rental.

Stage III Total Cost:	\$1,056,550
Mystic Bridge:	149,600
St. Cloud:	647,900
Landscaping, South:	259,050

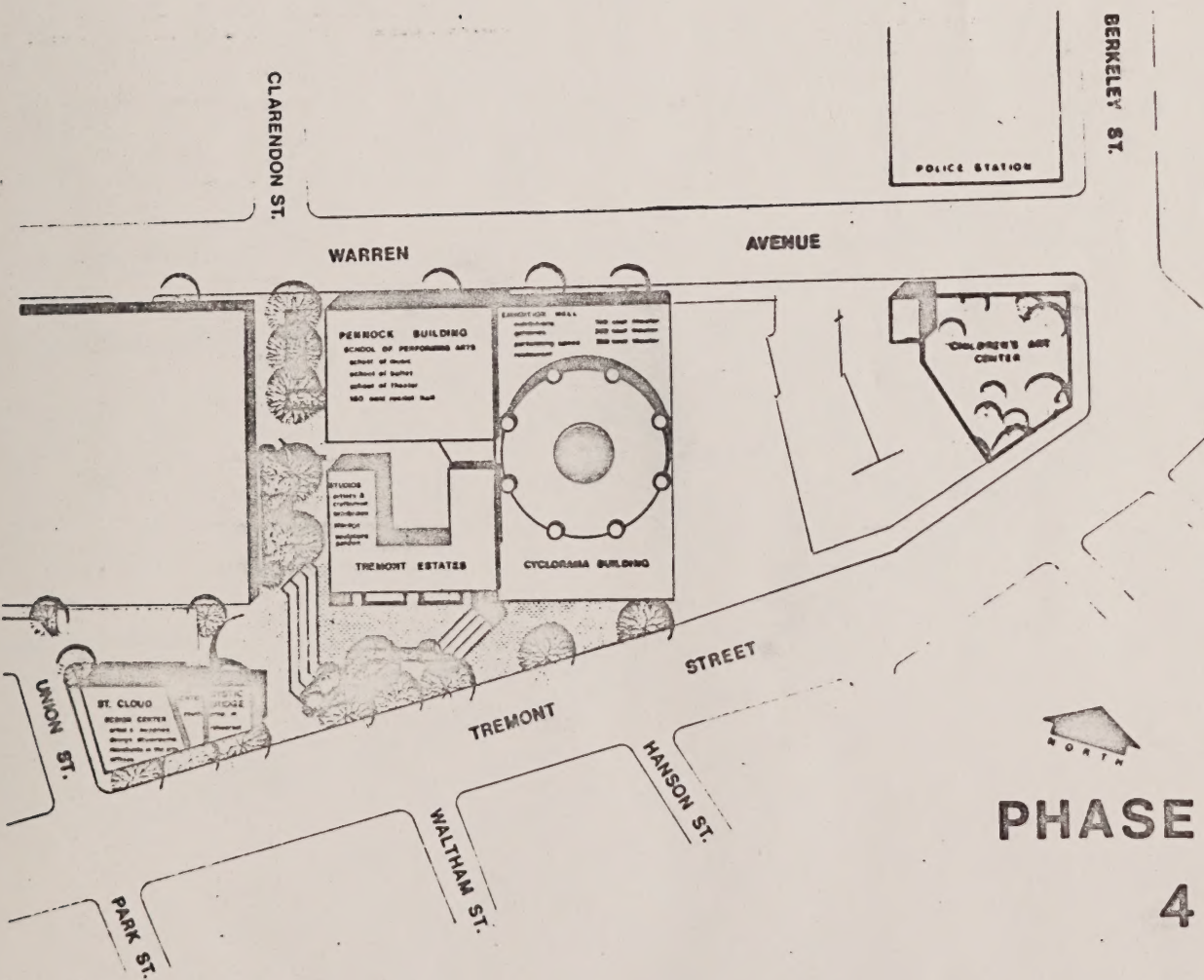


June 1973-December 1974

Stage IV includes the development of the Childrens Art Center and the adjacent performing and educational park. Landscaping and development of the parking area will be completed. The Childrens Art Center will bring 500 new participants each month and will provide \$6,875. in additional annual rental. The landscaping should attract 500 more participants in the childrens Visual Art Program and increase other education, exhibition and performance clientele by 10%.

Stage IV Cost: \$45,630

Childrens Art Center:	23,630
Landscaping:	22,000



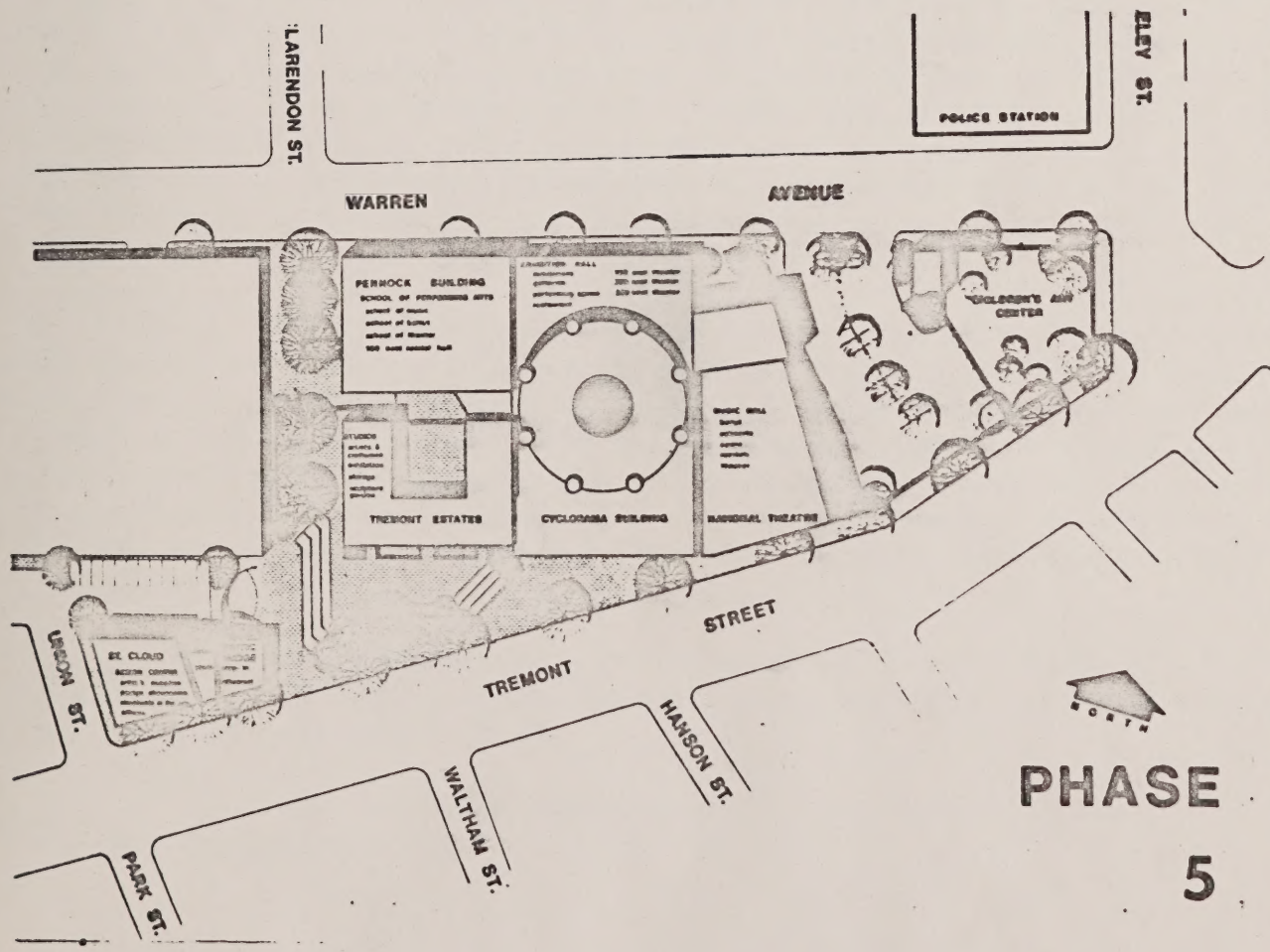
STAGE V

April 1974-November 1975

Stage V includes the renovation of the National Theatre, connecting it to the Cyclorama. It includes the development of the sculpture garden and service facilities connecting the Tremont Estates and Pennock Buildings. Final landscaping will be completed.

The National Theatre will attract an estimated 16,875 to performances each month (based on projected 50% attendance for 150 performances per year), will increase Cyclorama attendance (and rental income) by 50%, and will increase participation in educational programs and attendance at other Boston Center performances by 10%.

Stage V Cost:	\$1,148,050
National Theatre:	757,500
Sculpture Garden:	324,000
Landscaping North:	66,550



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March 15, 1973

MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER
OF A PORTION OF PARCEL PB-1 AND PARCELS 8 AND 9

On October 8, 1970, the Authority voted to tentatively designate the Boston Center for the Arts Inc. as Redeveloper of a portion of Parcel PB-1 and Parcels 8 and 9 in the South End. These parcels are generally bordered by Warren Avenue on the North, Tremont Street on the South, Berkeley Street on the East and Union Park, by the northerly sideline of Montgomery Street and the centerline of Clarendon Street on the West.

It is now appropriate for the Authority to finally designate the Boston Center for the Arts Inc. as Redeveloper of the above-captioned parcels. For the past three years under lease arrangements authorized by the Authority the Boston Center has rehabilitated the old Flower Market buildings as the new home for many practitioners for the performing and visual arts, in addition to offering the buildings to the immediate South End neighborhood for educational and neighborhood art activities. The Boston Ballet and the Community Music Center of Boston have also been operating successfully in their new quarters at the Boston Center.

The Boston Center for the Arts Inc. has raised approximately \$1,200,000 or more than 25% of their goal. A major corporate and foundation fund raising effort will commence shortly. To date, over \$500,000 has been spent on renovations. The Cyclorama building has been sand-blasted and the beams painted. Fifty-three artists studios have been completed and occupied in the Tremont Estates Building. Two-thirds of the work on the Pennock Educational Complex is finished and work has begun on a permanent home for the Boston Ballet.

The Redeveloper's architect is Eco-Tecture, Inc., of Cambridge. It is estimated that the total cost of rehabilitation and development will be approximately \$4 million.

It is therefore recommended that the Authority adopt the attached Resolution.

Attachment